

## \$235,000 - 212 401 Southfork Drive, Leduc

MLS® #E4442563

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,331 sqft

Condo / Townhouse on 0.00 Acres

Southfork, Leduc, AB

**IMMEDIATE POSSESSION! NICELY  
UPGRADED! BACKING WALKING TRAIL!**

**ATTACHED GARAGE! CENTRAL A/C!**

Looking for your first home or investment property? This 2 bed, 2 bath townhouse in the Rushes of Southfork shows well; great turnkey option! Feat: engineered hardwood, granite countertops throughout, stainless steel appliances, 24' deep garage w/ additional storage behind, upstairs laundry, & more! Lower level oversized single garage / mechanical / storage leads upstairs to your open concept living / kitchen / dining space; terrific spot for movies & visiting with quests. Access to the back deck & closet. Upstairs brings two bedrooms! One with the 3 pce ensuite & walk in closet; the other with walk in closet. 4 pce bathroom & laundry steps away. Quick access to Highway 2, EIA, & Leduc Common for shopping & amenities. Embrace the maintenance free lifestyle; unlock, unpack, & enjoy!

Built in 2012

### Essential Information

MLS® # E4442563

Price \$235,000

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	1,331
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	212 401 Southfork Drive
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X1

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$414

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